

LAND USE APPLICATION SUMMARY

Property Location: 461 Girard Terrace
Project Name: Olson Housing
Prepared By: Hilary Dvorak, Principal City Planner, (612) 673-2639
Applicant: Heidi Rathmann with Olson Redevelopment I Limited Partnership
Project Contact: Lydia Major with LHB
Request: To construct a new 92-unit residential building
Required Applications:

Conditional Use Permit	To increase the height of the building from the permitted 4 stories or 56 feet to 5 stories or 52 feet.
Conditional Use Permit	For a principal parking facility.
Variance	To reduce the front yard setback from the required 26 feet to nine feet for the building, to three feet for stoops and to zero feet for a staircase and walkway that exceed the dimensional requirements to be a permitted obstruction.
Variance	To reduce the rear yard setback from the required 13 feet to 12 feet.
Variance	To increase the amount of compact parking spaces on the site from the maximum 34 to 39.
Site Plan Review	For a new 92-unit residential building.
Preliminary and Final Plat	To create two lots.
Preliminary Plat	To create five lots and one outlot.
Vacation	To vacate a 20-foot utility easement on the property (Vac-1738).

SITE DATA

Existing Zoning	R5 Multiple-family District
Lot Area	Total 322,266 square feet / 7.4 acres Parcel A 52,519 square feet / 1.2 acres – New housing site Parcel B 30,432 square feet / .7 acres – New private drive and surface parking Parcel C 230,565 square feet / 5.29 acres – Existing housing site Parcel D 8,750 square feet / .2 acres – Community garden
Ward(s)	5
Neighborhood(s)	Harrison; adjacent to Near North
Future Land Use	Community Mixed Use

Date Application Deemed Complete	April 10, 2020	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	June 9, 2020	End of 120-Day Decision Period	Not applicable

Goods and Services Corridor	Not applicable
Built Form	Transit 15

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The Community Housing Development Corporation (CHDC) owns the land that sits on the south side of the South Frontage Road that runs parallel to and south of Olson Memorial Highway and east of Humboldt Avenue North. The property located at 1315 Olson Memorial Highway is owned by CHDC. Minor site modifications will be made to this property as a result of the new development. The site located at 461 Girard Terrace will undergo major modifications. The site currently contains 92 townhomes, surface parking and driveways. In total, the redevelopment site is 7.4 acres in size.

The goal of the development has always been to allow the existing tenants to remain in their homes while the new housing is being built. In order to accomplish this the construction of the building and the site elements will be done in phases.

Phase 1:

- Demo and relocate the trash enclosure on the 3115 Olson Memorial Highway property.
- Reconfigure the existing parking areas, driveways, etc. on the existing townhomes property.
- Construct the new residential building, the temporary access road on the east side of the building and both temporary and permanent walkways.
- Construct the new utility service connections and stormwater management for the new residential building.

Phase 1.5:

- Relocate the residents from the existing townhomes to the new residential building and ensure continued access to all entrances.

Phase 2:

- Demo the temporary access roads and walkways.
- Demo the existing townhomes and related walkways, driveways, parking areas and infrastructure.
- Protect and preserve existing trees.
- Construct the new community garden.
- Relocate the trash enclosure to its permanent location on the 3115 Olson Memorial Highway property.
- Construct the access drive and surface parking from Humboldt Avenue North to the new residential building and the driveway connection to the existing parking lot on the 3115 Olson Memorial Highway property.
- Seed the former townhomes property.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The site is surrounded by housing development of varying densities and institutional uses including a library and school. The site is located in the Harrison neighborhood.

PROJECT DESCRIPTION. The proposed housing site will be located on the north end of the site, closest to Olson Memorial Highway. The total site area of this parcel will be 1.2 acres in size. The applicant is proposing to construct a 92-unit, five-story residential building with one level of underground parking on the site. Unit sizes will range

from one- to four-bedrooms. There will be a total of 64 parking spaces located under the building. Access to the site will ultimately be via the proposed access drive from Humboldt Avenue North. Along the access drive the applicant is proposing to provide 26 surface parking spaces. The eventual goal for the access drive is to connect Humboldt Avenue North to Van White Memorial Boulevard. This will involve additional property owners if and when the access drive is extended. It is unknown whether or not the access drive would become a public street in the future. However, the width of the access road will be designed to City standards so as not to preclude it from becoming a public street in the future. Broader changes to access in the area are anticipated if and when the METRO Blue Line Extension LRT project is constructed along Olson Memorial Highway.

In the R5 Multiple-family District, the height limitation is 4 stories or 56 feet. The applicant is proposing to construct a building that is five stories or 52 feet in height. A conditional use permit is required to increase the height of the building.

The required front yard setback in the R5 Multiple-family District is 15 feet, unless a greater yard is required. The adjacent residential building to the west is set back 26 feet from the front property line. The applicant is proposing to construct the building nine feet from the front property line, the stoops will be located three feet from the front property line and a staircase and walkway that are wider than what is allowed as a permitted obstruction will be located up to the front property line. A variance is required to reduce the front yard setback.

The required side yard and rear yard setbacks is 13 feet for the proposed five-story building. The applicant is proposing to construct the building 12 feet from the rear property line. A variance is required to reduce the rear yard setback.

The parking requirement for the development is one space per dwelling unit. However, the site is located within a half-mile from a planned rail transit stop with midday service headways of 15 minutes or less. Given this, the development qualifies for a 50 percent parking reduction. The parking requirement for the development is 46 spaces. The applicant is proposing to provide 64 parking spaces under the building. Of the 46 required parking spaces provided, 75 percent of them (or 34 spaces) are required to comply with the minimum dimensions for standard spaces. The applicant is proposing to provide a total of 25 standard spaces and 39 compact spaces under the building. A variance is required to increase the number of compact spaces on the site.

The applicant is proposing to replat the entire 7.4-acre site that they own. Ultimately, there will be five lots and one outlot created. However, because the existing townhomes will not be demolished until the new residential building is constructed, the applicant is proposing to plat the property into two lots first. Lot 1 will be for the new residential building and Lot 2 will be for the existing residential buildings. Then, once the new residential building is complete and the existing residential buildings have been demolished, the applicant will replat the property into five lots and one outlot. Lot 1 will be for the shared community garden, Lot 2 will be for the new residential building, Lot 3 will be vacant, Lot 4 will be vacant, Lot 5 will be vacant and Outlot A will be for the access drive and surface parking.

There are many easements that run throughout the existing property but only two that were dedicated to the public. One of the easements that was dedicated to the public needs to be vacated at this time as it is located where the proposed building will be located. The applicant and the Public Works department are working through some technical issues on the vacation and need more time to accomplish this. Therefore, CPED is recommending that this project be continued to the June 1, 2020, City Planning Commission hearing.

RELATED APPROVALS. Not applicable.

PUBLIC COMMENTS. No public comment letters have been received for this project. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the applications by Heidi Rathmann with Olson Redevelopment I Limited Partnership for the property located at 461 Girard Terrace:

A. Conditional Use Permit to increase the height of the building.

Recommended motion: **Continue** the conditional use permit to increase the height of the building from the permitted 4 stories or 56 feet to 5 stories or 52 feet for one cycle, to the June 1, 2020, City Planning Commission hearing.

B. Conditional Use Permit for a principal parking facility.

Recommended motion: **Continue** the conditional use permit to allow a principal parking facility for one cycle, to the June 1, 2020, City Planning Commission hearing.

C. Variance to reduce the front yard setback.

Recommended motion: **Continue** the variance to reduce the front yard setback from the required 26 feet to nine feet for the building, to three feet for stoops and to zero feet for a staircase and walkway that exceed the dimensional requirements to be a permitted obstruction for one cycle, to the June 1, 2020, City Planning Commission hearing.

D. Variance to reduce the rear yard setback.

Recommended motion: **Continue** the variance to reduce the rear yard setback from the required 13 feet to 12 feet for one cycle, to the June 1, 2020, City Planning Commission hearing.

E. Variance to increase the amount of compact parking spaces on the site.

Recommended motion: **Approve** the variance to increase the amount of compact parking spaces on the site from the maximum 34 to 39 for one cycle, to the June 1, 2020, City Planning Commission hearing.

F. Site Plan Review for a new 92-unit residential building.

Recommended motion: **Continue** the site plan review for a new 92-unit residential building for one cycle, to the June 1, 2020, City Planning Commission hearing.

G. Preliminary and Final Plat.

Recommended motion: **Continue** the application to create two lots for one cycle, to the June 1, 2020, City Planning Commission hearing.

H. Preliminary Plat.

Recommended motion: **Continue** the application to create five lots and out outlot for one cycle, to the June 1, 2020, City Planning Commission hearing.

I. Vacation.

Recommended motion: **Continue** the application to vacate a 20-foot utility easement on the property (Vac-1738) for one cycle, to the June 1, 2020, City Planning Commission hearing.